

TOOELE CITY CORPORATION

ORDINANCE 2026-27

AN ORDINANCE OF TOOELE CITY AMENDING THE TOOELE CITY ZONING MAP TO REMOVE THE SENSITIVE AREA OVERLAY FROM A TRACT OF APPROXIMATELY 2.02 TOTAL ACRES CONSISTING OF THREE PARCELS LOCATED AT APPROXIMATELY 600 SOUTH CANYON ROAD AND 695 SOUTH MAIN STREET.

WHEREAS, Utah Code §10-20-401, *et seq.*, requires and provides for the adoption of a “comprehensive, long-range plan” (hereinafter the “General Plan”) by each Utah city and town, which General Plan contemplates and provides direction for (a) “present and future needs of the community” and (b) “growth and development of all or any part of the land within the municipality”; and,

WHEREAS, the Tooele City General Plan includes various elements, including water, sewer, transportation, and land use. The Tooele City Council adopted the Land Use Element of the Tooele City General Plan, after duly-noticed public hearings, by Ordinance 2020-47, on December 16, 2020, by a vote of 5-0; and,

WHEREAS, the Land Use Element (hereinafter the “Land Use Plan”) of the General Plan establishes Tooele City’s general land use policies, which have been adopted by Ordinance 2020-47 as a Tooele City ordinance, and which set forth appropriate Use Designations for land in Tooele City (e.g., residential, commercial, industrial, open space); and,

WHEREAS, the Land Use Plan reflects the findings of Tooele City’s elected officials regarding the appropriate range, placement, and configuration of land uses within the City, which findings are based in part upon the recommendations of land use and planning professionals, Planning Commission recommendations, public comment, and other relevant considerations; and,

WHEREAS, Utah Code §10-20-501, *et seq.*, provides for the enactment of “land use [i.e., zoning] ordinances and a Zoning Map” that constitute a portion of the City’s regulations (hereinafter “Zoning”) for land use and development, establishing order and standards under which land may be developed in Tooele City; and,

WHEREAS, a fundamental purpose of the Land Use Plan is to guide and inform the recommendations of the Planning Commission and the decisions of the City Council about the zoning designations assigned to land within the City (e.g., R1-10 residential, neighborhood commercial (NC), light industrial (LI)); and,

WHEREAS, Tooele City Code § 7-1a-7 requires that any amendment to the Zoning Map must be consistent with Tooele City’s General Plan; and,

WHEREAS, on August 21, 2026, Douglas Kinsman and Ronald Hall filed an application to remove the Sensitive Area Overlay from the subject property, located at approximately 600 South Canyon Road and 695 South Main Street (see Mapping attached

as Exhibit A); and,

WHEREAS, the subject property consists of three parcels that together total approximately 2.02 contiguous acres in the Sensitive Area Overlay; and,

WHEREAS, the two parcels of the subject property that face Canyon Road currently are within the R1-7 Residential zoning district; and,

WHEREAS, the one parcel of the subject property that faces Main Street is primarily within the Open Space zoning district, with a portion within the MU-160 zoning district; and,

WHEREAS, the removal of the Sensitive Area Overlay from the subject property will not change the underlying zoning districts; and,

WHEREAS, development standards related to access, slopes, cut and fill, and other developmental considerations will be required to be reviewed and addressed during the subdivision and development review processes as a condition of approval; and,

WHEREAS, on September 9, 2026, the Planning Commission convened a duly noticed public hearing, accepted written and verbal comment, and voted 7-0 to forward its positive recommendation to the City Council (see Staff Report attached as Exhibit B and Planning Commission minutes attached as Exhibit C); and,

WHEREAS, on September 16, 2026, the City Council convened a duly-advertised public hearing; and,

WHEREAS, the City Council has considered the potential impact that this Ordinance may have on family health, stability, and formation:

NOW, THEREFORE, BE IT ORDAINED BY TOOEELE CITY that:

1. this Ordinance and the Zoning Map amendment proposed therein are consistent with Tooele City's General Plan; and,
2. this Ordinance and the Zoning Map amendment proposed therein are in the best interest of the City in that it will allow for development of the property that conforms to the terms of the Tooele City Code; and,
3. the Tooele City Zoning Map is hereby amended removing the Sensitive Area Overlay from the subject property, according to the mapping attached as Exhibit A and staff report attached as Exhibit B.

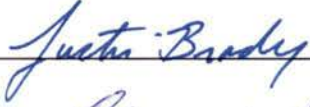
This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of Tooele City and its residents and businesses and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this 16th day of September, 2026.

TOOELE CITY COUNCIL

(For)

(Against)


Melodi Orthis

Justin Brady

Alan Hoffman

ABSTAINING: _____

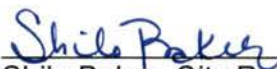
MAYOR OF TOOELE CITY

(Approved)

(Disapproved)



ATTEST:


Shilo Baker, City Recorder



Approved as to Form:

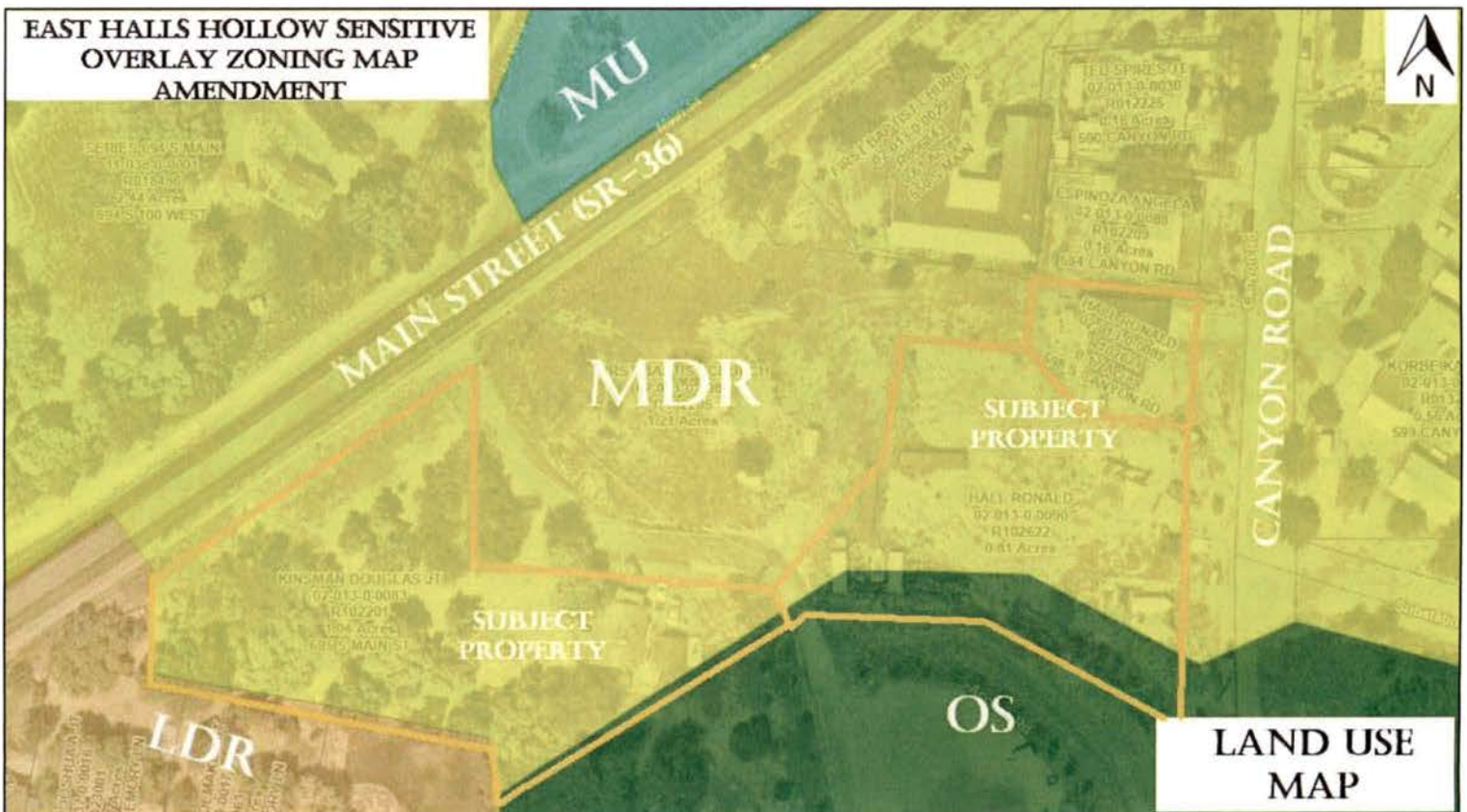

Matthew C. Johnson, City Attorney

EXHIBIT A

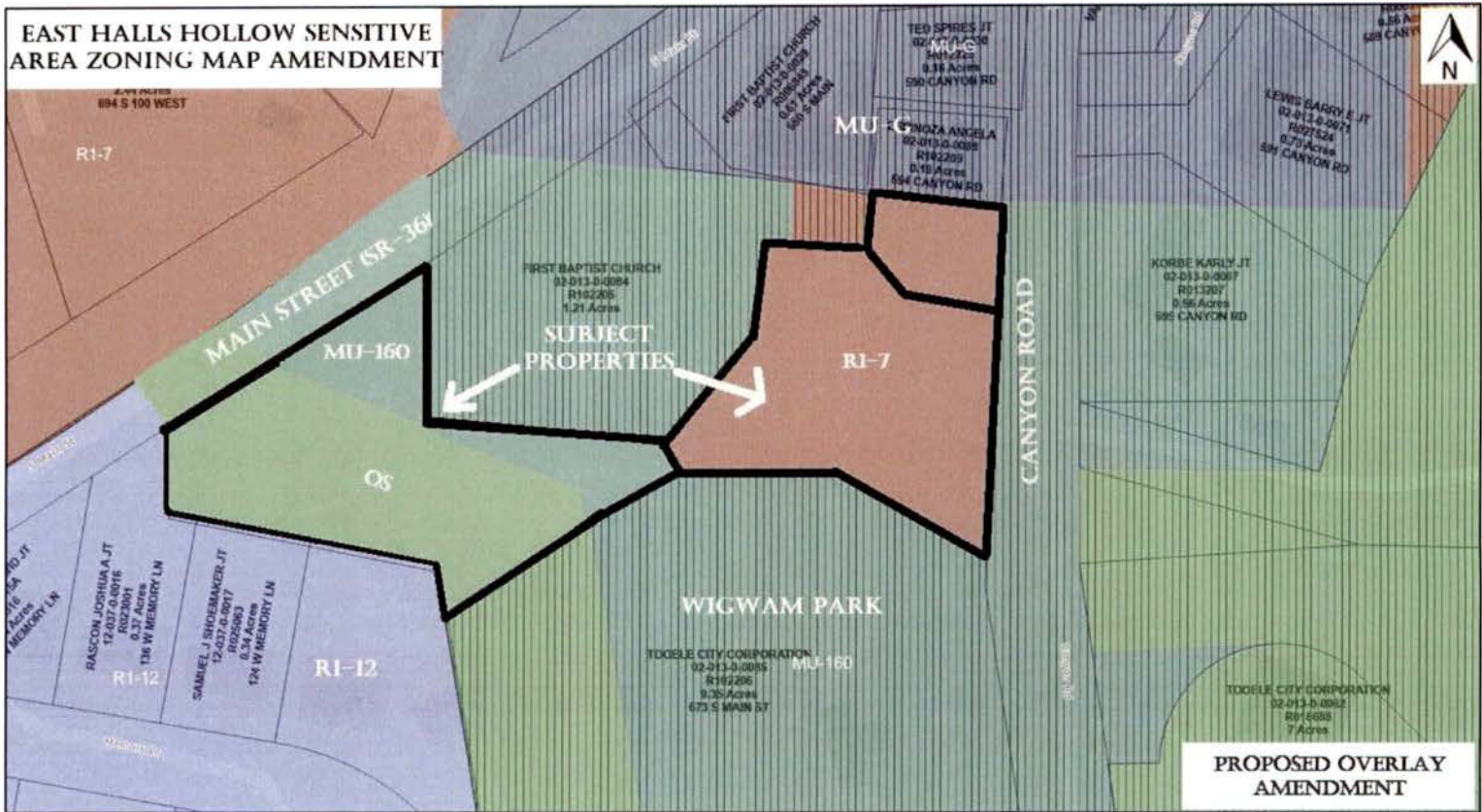
MAPPING PERTINENT TO THE ZONING MAP AMENDMENT

EXHIBIT A

MAPPING PERTINENT TO THE EAST HALL'S HOLLOW ZONING MAP AMENDMENT



EAST HALLS HOLLOW SENSITIVE AREA ZONING MAP AMENDMENT



East Halls Hollow Sensitive Area Zoning Map Amendment

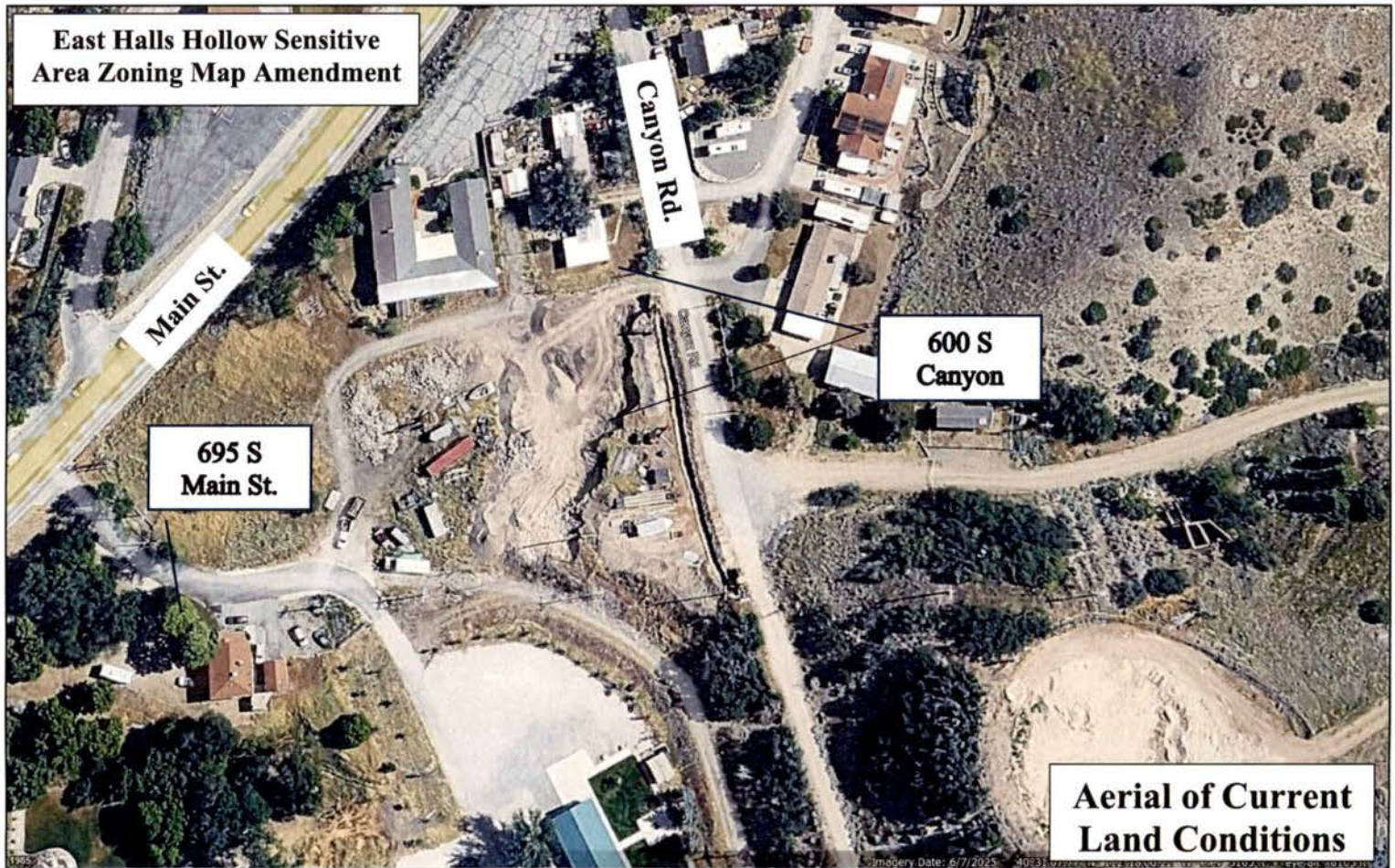


EXHIBIT B

STAFF REPORT

STAFF REPORT

September 3, 2026

To: Tooele City Planning Commission
Business Date: September 9, 2026

From: Planning Division
Community Development Department

Prepared By: Anna Anglin, City Planner / Zoning Administrator

Re: East Hall's Hollow – Sensitive Area Overlay Map Amendment Request

Application No.: 2025068
Applicant: Ronald Hall & Douglas Kinsman
Project Location: Approximately 600 S Canyon Road & 695 S Main St.
Zoning: MU-160 Multiple Use Zone, Open Space & R1-7 Residential
Acreage: 2.02 Acres (Approximately 87,991 ft²)
Request: Request for a Zoning Map Amendment to remove the Sensitive Area Overlay from three parcels located at approximately 695 South Main Street and 598 South Canyon Road on a combined total of 2.02 acres located in the Open Space & MU-160 Multiple Use Zones and the R1-7 Residential zoning district.

DECISION-MAKING AUTHORITY

A Zoning Map Amendment is a legislative decision. The Planning Commission's role is to review the proposed amendment, consider the applicable provisions and criteria of the Tooele City Code and General Plan, receive public input as required, and forward a recommendation to the City Council. The Planning Commission is not the final decision-making body for a Zoning Map Amendment. The City Council is the final decision-maker and has the authority to approve, deny, or otherwise act upon the proposed amendment. The Commission's recommendation should be based on the applicable General Plan, City Code, and other relevant planning considerations.

BACKGROUND

This application is a request for approval of a Zoning Map Amendment for approximately 2.02 acres located at approximately 600 South Canyon Road and 695 South Main Street. The property located at 695 S. Main Street currently bears two zoning designations. The majority of the property is zoned Open Space, with a minor portion of the property bearing the MU-160 Multiple Use zoning designation. The properties located at approximately 600 South Canyon Road are entirely within the R1-7 Residential zoning district.

The applicants are requesting approval of a Zoning Map Amendment to remove the Sensitive Area Overlay from all three parcels. The property located off Main Street shares a driveway easement that is used to access Wigwam Park. All three parcels are currently located within the Sensitive Area Overlay.

ANALYSIS

General Plan and Land Use Map. The General Plan Land Use Map designates the subject properties for Medium Density Residential (MDR) land use, which supports residential development at the subject location. In addition, the *Land Use Goals and Objectives of the General Plan*, specifically Goal #8 encourages the sensitive integration of land uses into the surrounding physical and natural environment. The strategies associated with this goal encourage appropriate land use transitions, the placement of less intensive land uses within environmentally sensitive areas, and the incorporation of open space, mobility, and drainage networks while protecting natural systems.

A proposed single-family residential development is a relatively low-intensity use and is consistent with the MDR land use designation. However, consistency with Goal #8 also requires that future development appropriately address the site's physical and environmental constraints. Removal of the Sensitive Area Overlay should not eliminate the City's ability to require appropriate engineering, geotechnical, drainage, grading, access, and other development-related measures through the subdivision and development review processes.

Sensitive Area Overlay. The properties are currently located within the Sensitive Area Overlay. The Sensitive Area Overlay is established and regulated under Tooele City Code Chapter 7-12. The overlay does not prohibit residential development; however, it establishes specific requirements related to slopes, cut and fill, roads, and other aspects of development that may be affected by slope and geologic conditions not normally encountered in flatter areas of the City. The requirements of the Sensitive Area Overlay are addressed during the subdivision and development review processes.

R1-7 Residential Zone. The R1-7 zoning district permits single-family and two-family residential uses, including Accessory Dwelling Units. The typical minimum lot size in this zone is 7,000 square feet, with no maximum lot size. Commercial uses are generally limited to home occupations, where the commercial activity must remain secondary or ancillary to the primary residential use.

MU-160 Multiple Use Zone. The MU-160 zoning district is generally considered a holding zone and is typically applied to properties that are sensitive due to slope, geologic conditions, or other development constraints. The MU-160 zoning district permits residential development but requires each residential dwelling to be located on a minimum 160-acre lot.

Open Space Zone. The Open Space zoning district is intended for undeveloped open space areas that are not used for residential, industrial, or commercial purposes. Uses allowed through a Conditional Use Permit include conservation areas, parks, recreation, cemeteries, and other similar public services.

Subject Property in the R1-7 Zone. The properties facing Canyon Road (Parcel Numbers #02-013-0-0090 and #02-013-0-0089) are within the R1-7 Residential zoning district, which is identified by the General Plan as a preferred zoning classification for the Medium Density Residential land use designation. The R1-7 zoning district allows a density of approximately six units per acre. All surrounding properties are also located within the Sensitive Area Overlay.

Adjacent properties to the north are also zoned R1-7 Residential. Properties to the west and east are zoned MU-160 and Open Space, including the third property that is part of this application (Parcel #02-013-0-0083). Properties to the south are zoned MU-160, with the current use being Wigwam Park.

The smaller 0.17-acre parcel fronting on Canyon Road has been developed with a single-family residence. The larger 0.81-acre parcel has an application submitted for a two lot and possibly four-lot subdivision.

One of the purposes of the requested Sensitive Area Overlay removal is to facilitate the proposed subdivision. The applicant has indicated that removal of the Sensitive Area Overlay is necessary to facilitate the proposed subdivision. The development standards associated with the Sensitive Area Overlay may affect the feasibility and configuration of the proposed subdivision.

The property also contains areas with slopes greater than 30 percent. The Sensitive Area Overlay requires larger lots based on the percentage of slope. These requirements are identified in Section 7-12-4(1) of the Tooele City Code. In addition, the Sensitive Area Overlay requires a 20-foot setback from areas with slopes of this amount pursuant to Section 7-12-6(3)(a).

Development within the Sensitive Area Overlay also requires a geotechnical report and slope analysis identifying areas with slopes greater than 30 percent. The larger subject property has also undergone a significant amount of excavation without the required permits. According to the City Engineer, engineered footings and foundations will act as retaining walls once the property is developed.

As a condition of approval, Planning Staff recommends that any geotechnical report, slope analysis, or other related engineering studies identified as necessary by the Development Review Committee (DRC) be required prior to development of the property. See Attachment B for comments from the most recent review of the minor subdivision application.

Subject Property in the OS and MU-160 Zones. The third parcel (Parcel Number 02-013-0-0083) is primarily designated Open Space, with a portion designated MU-160. The property is currently located within the Sensitive Area Overlay and is adjacent to properties subject to the Sensitive Area Overlay along its west and south sides. Properties to the north are within the MU-160 zoning district, and the adjacent property to the east includes property within the R1-7 zoning district. These properties are also subject to the Sensitive Area Overlay. Properties to the south are within the R1-12 Residential zoning district, and properties to the west, across Main Street, are within the R1-7 zoning district. These areas are outside the Sensitive Area Overlay.

The current use of the subject property is a single-family residence. The Open Space zoning district is not intended to accommodate long-term residential uses. The property also contains areas of floodplain, and any future development will be required to address applicable floodplain requirements through the Development Review process.

The General Plan Land Use Map designates the subject property for Medium Density Residential use. However, the General Plan Land Use Map and the Zoning Map serve different purposes. The Land Use Map identifies the City's intended future land use for the property, while the Zoning Map establishes the property's current development regulations. Therefore, the Medium Density Residential land use designation does not change or supersede the property's existing Open Space and MU-160 zoning designations. The existing single-family residential use is legally nonconforming with respect to the property's underlying zoning.

The property does not meet the minimum lot size or setback requirements applicable to either the MU-160 or Open Space zoning districts. As a result, the property is legally nonconforming with respect to its underlying zoning. Removal of the Sensitive Area Overlay would not change the underlying Open Space or MU-160 zoning designations and, therefore, would not eliminate or otherwise alter the property's existing nonconforming status.

Criteria For Approval. The criteria for review and potential approval of a Zoning Map Amendment request are found in Section 7-1A-7 of the Tooele City Code. This section establishes the standard of review for such requests as follows:

(1) No amendment to the Zoning Ordinance or Zoning Districts Map may be recommended by the Planning Commission or approved by the City Council unless such amendment or conditions thereto are consistent with the General Plan. In considering a Zoning Ordinance or Zoning Districts Map amendment, the applicant shall identify, and the City Staff, Planning Commission, and City Council may consider, the following factors, among others:

- (a) The effect of the proposed amendment on the character of the surrounding area.
- (b) Consistency with the goals and policies of the General Plan and the General Plan Land Use Map.
- (c) Consistency and compatibility with the General Plan Land Use Map for adjoining and nearby properties.
- (d) The suitability of the properties for the uses proposed vis-à-vis the suitability of the properties for the uses identified by the General Plan.
- (e) Whether a change in the uses allowed for the affected properties will unduly affect the uses or proposed uses for adjoining and nearby properties.
- (f) The overall community benefit of the proposed amendment.

REVIEWS

Planning Division Review. The Tooele City Planning Division has completed its review of the Zoning Map Amendment application and has issued the following comments:

1. The Sensitive Area Overlay primarily establishes development standards related to access, slopes, cut and fill, and other development considerations. These issues will be required to be reviewed and addressed during the subdivision and development review processes as a condition of approval.
2. The subject property off Canyon Road contains areas with slopes greater than 30 percent and has undergone a significant amount of excavation without the required permits. This excavation may have affected the stability of the ground and will need to be evaluated as part of the future development review process.

Engineering and Public Works Division Review. The Tooele City Engineering and Public Works Divisions do not typically review legislative items such as Zoning Map Amendments. However, because this map amendment involves property that is currently under subdivision review, Engineering and Public Works have been involved in reviewing development-related issues associated with the property.

Tooele City Fire Department Review. The Tooele City Fire Department does not typically review legislative items such as Zoning Map Amendments. However, because this map amendment involves property that is currently under subdivision review, the Fire Department may review applicable fire access and development requirements as part of the subdivision and development review processes.

Noticing. The applicant has expressed their desire to remove the subject properties from the Sensitive Area Overlay and desires to do so in a manner which is compliant with the City Code. As such, notice has been properly issued in the manner outlined in the City and State Codes. As of the date this staff report was written no comments have been received by Staff.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission carefully consider this request for a Zoning Map Amendment pursuant to the applicable provisions of Utah State Code and the Tooele City Code, particularly Section 7-1A-7(1), and forward a recommendation to the City Council based on specific findings addressing the applicable approval criteria.

Potential topics for findings that the Commission should consider in rendering its recommendation include:

1. The effect the proposed amendment may have on the character of the surrounding area.
2. The degree to which the proposed amendment is consistent with the intent, goals, and objectives of any applicable master plan.
3. The degree to which the proposed amendment is consistent with the intent, goals, and objectives of the Tooele City General Plan.
4. The degree to which the proposed amendment is consistent with the requirements and provisions of the Tooele City Code.
5. The suitability of the subject properties for the uses identified by the General Plan and allowed under the underlying zoning designations.
6. The degree to which the proposed amendment may affect the health, safety, and general welfare of the public or the residents of adjacent properties.
7. The degree to which the proposed amendment may affect the general aesthetic and physical development of the area.
8. The degree to which the proposed amendment may affect the uses or potential uses of adjoining and nearby properties.
9. The overall community benefit of the proposed amendment.
10. Other findings the Commission deems appropriate as a basis for its recommendation.

If the Planning Commission determines that a positive recommendation is appropriate, Staff recommends consideration of the following findings:

1. The proposed removal of the Sensitive Area Overlay does not conflict with the Medium Density Residential (MDR) designation shown on the Tooele City General Plan Land Use Map.
2. Removal of the Sensitive Area Overlay does not change the underlying zoning designations of the subject properties.
3. The development standards associated with slopes, geotechnical conditions, access, drainage, floodplain, and other site-specific conditions will continue to be addressed through applicable subdivision, engineering, building, and development review processes.
4. Future development of the subject properties will be required to comply with all applicable provisions of the Tooele City Code and other applicable regulations.
5. The proposed amendment is not anticipated to adversely affect the health, safety, or general welfare of the public or the residents of adjacent properties, provided that future development complies with applicable development requirements.

6. The proposed amendment may provide a community benefit by allowing future development to be evaluated under the applicable underlying zoning and general development standards while continuing to address site-specific engineering and development requirements through the City's development review process.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the findings listed in the Staff Report dated September 3, 2026:”

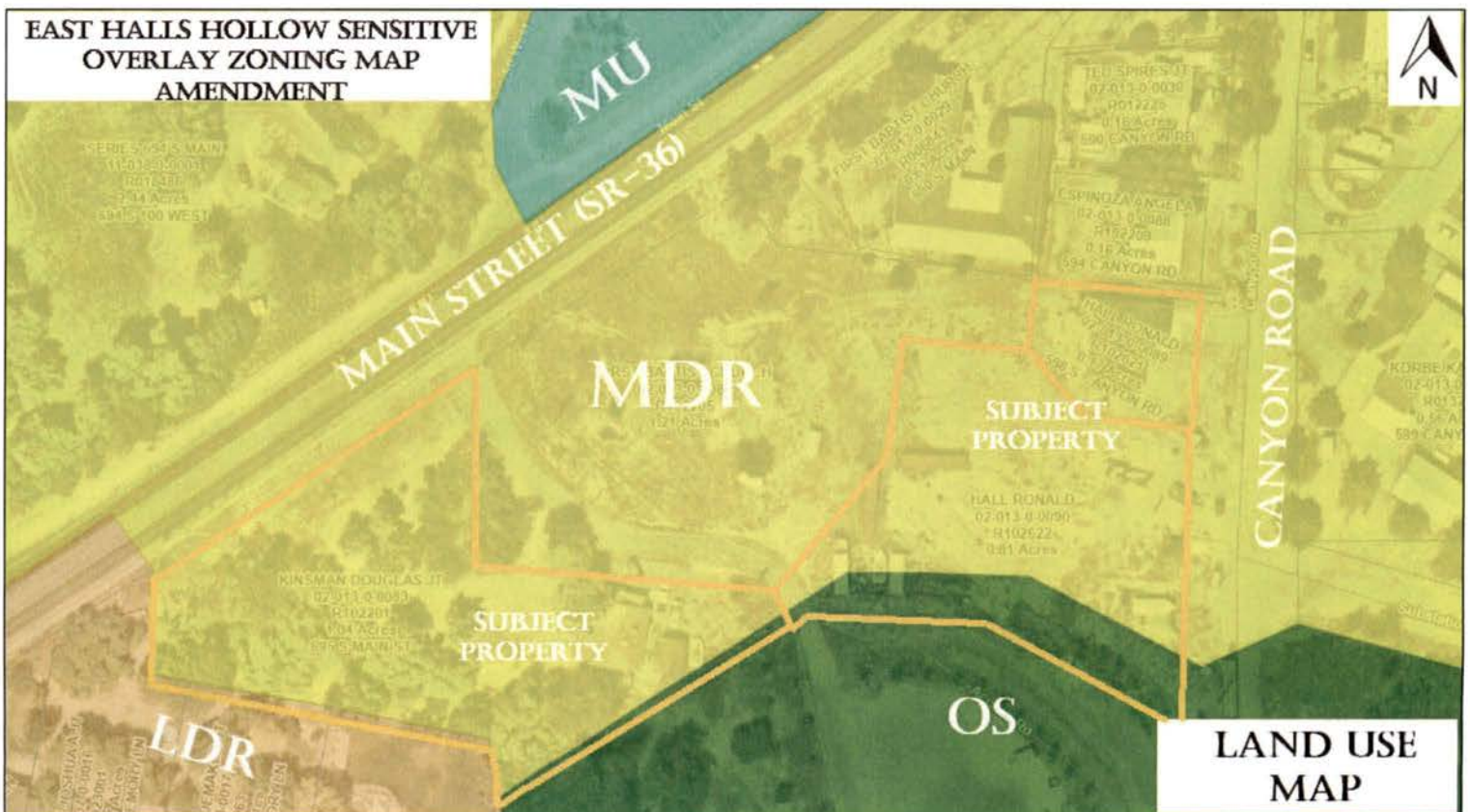
1. List any additional findings and conditions...

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the following findings:”

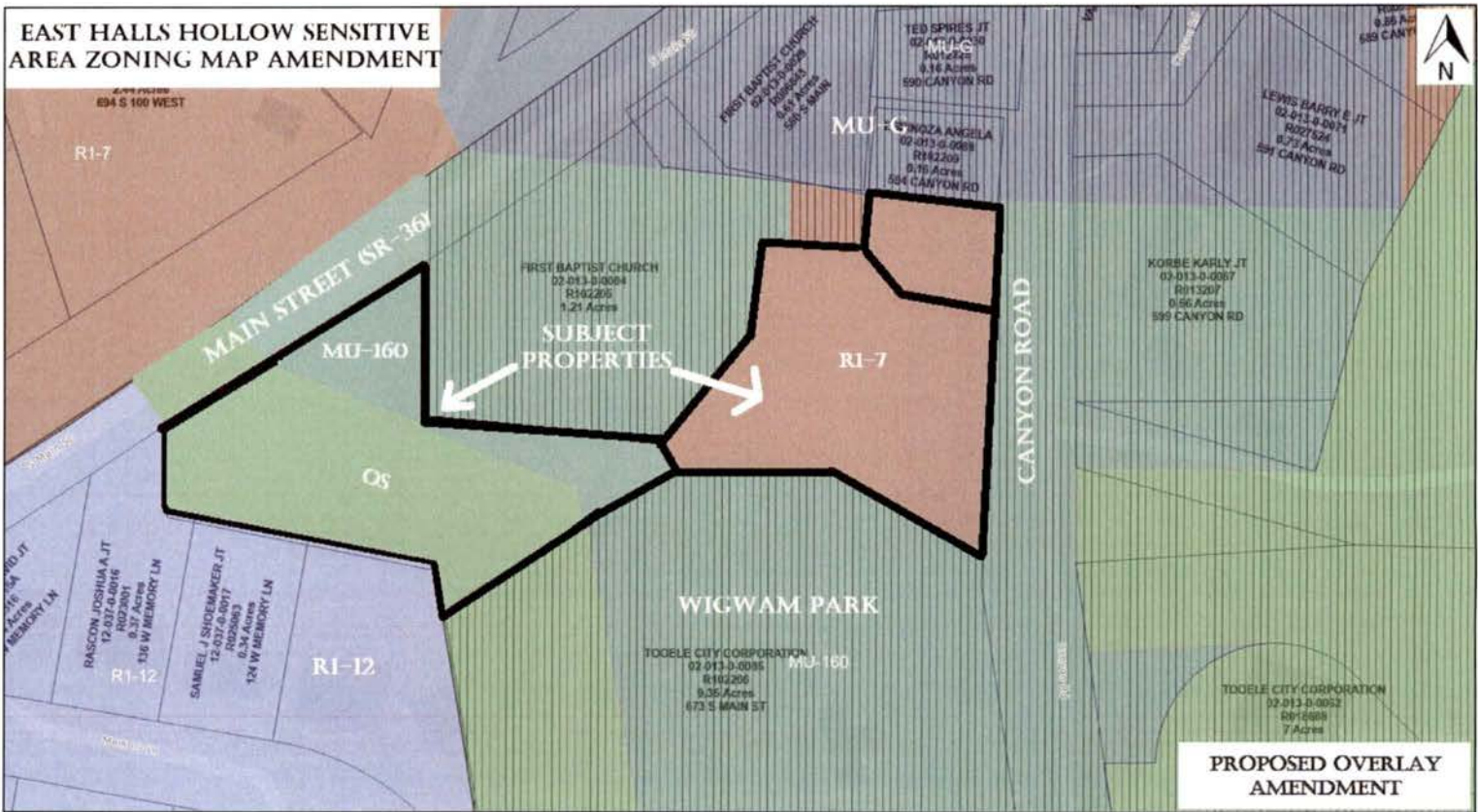
1. List findings...

EXHIBIT A

MAPPING PERTINENT TO THE EAST HALL'S HOLLOW ZONING MAP AMENDMENT



EAST HALLS HOLLOW SENSITIVE AREA ZONING MAP AMENDMENT



East Halls Hollow Sensitive Area Zoning Map Amendment

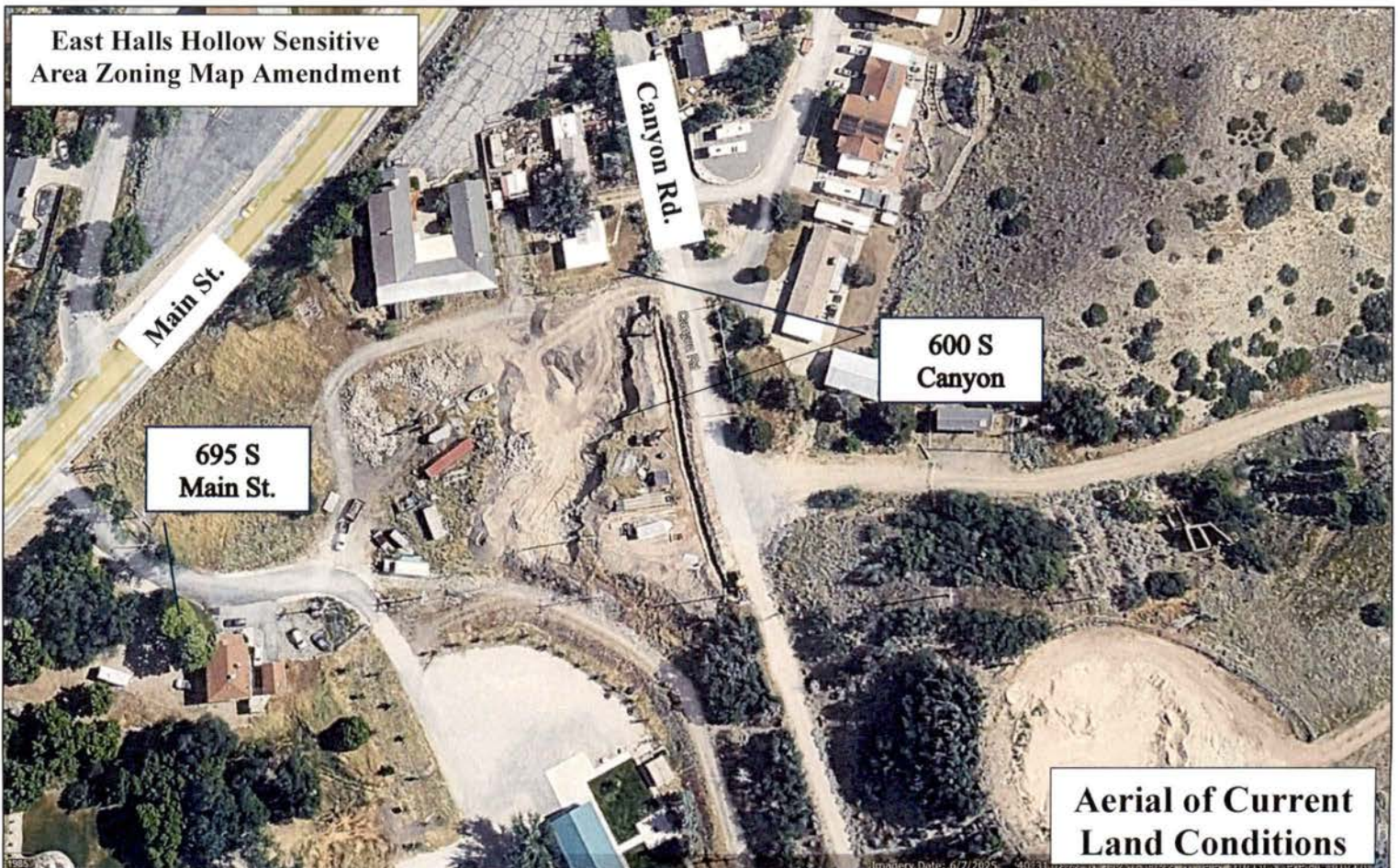


EXHIBIT B

DRC REVIEW AND COMMENTS ON PROPOSED SUBDIVISION

EAST HALLS HOLLOW MINOR SUBDIVISION FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASIN AND MERRIDAN,
TOOELE CITY, TOOELE COUNTY, UTAH

TOOELE CITY DEVELOPMENT
REVIEW

Submital # 3 04/29/2026

Revisions
N Farmer
5/8/2026

Revisions
P Hansen
City Engineer
05/07/2026

REVISIONS
JANNA ARJUN
TOOELE CITY PLANNER
05/07/2026

REVISIONS
N Farmer
05/07/2026

PLEASE PROVIDE INFORMATION ON THE SOURCE OF WATER RIGHTS
FOR THIS DEVELOPMENT, AS REQUIRED BY TOOELE CITY CODE, AS
WELL AS BONDING COST INFORMATION FOR PUBLIC
IMPROVEMENTS.

There is a site plan requirement
to accompany a subdivision in
an overlay zone. See section
7-12-7.

This parcel is in the sensitive area
overlay zone and needs to meet the
requirements of the overlay district.
Creating this lot will create a new
nonconforming lot without street
frontage or accessibility. A possibility
is to have a flag lot if it meets
7-12-6(2) of the TCC.

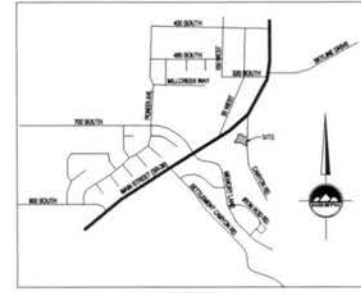
This parcel does not meet requirements
found in 7-19-20(4). All lots shall abut on
an adequate public or private access, as
approved by the City Engineer, Public
Works Director, or Community
Development Director. Please provide
documentation of this lot having access
rights on any dedicated easement.

In some circumstances, a remnant parcel
can be left that could qualify as an open
space or nondevelopable parcel,
however, a defined maintenance plan is
required to be set in place for it.

7-12-5 Density and lot size; basement cuts and fills.
Lots within the Sensitive Area Overlay Zone shall
comply with the following minimum requirements:

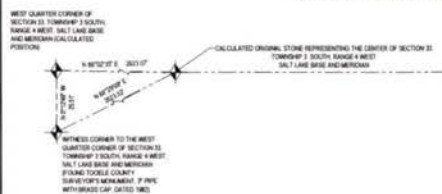
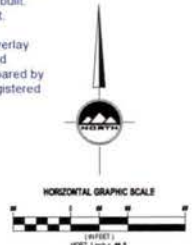
(1) Minimum lot size. Each lot or parcel of land
shall abut a public street for the minimum distances
identified (in the base zoning district). In the R1-7 zone the
minimum lot width is 35' at front property line.

The proposed lot configuration will not meet this requirement.
The proposed subdivision is creating a land lock parcel and
does not meet overlay requirements.



7-12-5(2) A slope analysis
identifying all areas of the property
with slopes greater than 30% is
required. These areas are
undevelopable. The subdivision
must show there is enough area for
a single-family home to be built.
Minimum 5,000 square feet.

In addition, the sensitive overlay
zone requires a grading and
drainage plan shall be prepared by
a professional engineer registered
in the state.



Not Required, will be
in the land use
authority box.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO THE ORDER OF THE UTAH PUBLIC UTILITIES COMMISSION, THE FOLLOWING UTILITY FACILITIES ARE LOCATED WITHIN THE PLAT AREA AND ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE UTAH PUBLIC UTILITIES COMMISSION. THE FOLLOWING UTILITY FACILITIES ARE LOCATED WITHIN THE PLAT AREA AND ARE NOT TO BE REMOVED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE UTAH PUBLIC UTILITIES COMMISSION.

APPROVED THIS DAY OF _____ BY _____

ROCKY MOUNTAIN POWER

ENBRIDGE GAS

ENBRIDGE GAS COMPANY, INC. (ENBRIDGE GAS COMPANY) APPROVES THIS PLAT AND THE SUBDIVISION THEREIN, AND AGREES TO MAINTAIN THE EXISTING GAS LINES AND FACILITIES LOCATED WITHIN THE PLAT AREA AND NOT TO BE REMOVED OR ALTERED WITHOUT THE WRITTEN CONSENT OF ENBRIDGE GAS COMPANY, INC.

APPROVED THIS DAY OF _____ BY _____

ENBRIDGE GAS COMPANY, INC.

LAND USE AUTHORITY

APPROVED THIS DAY OF _____ BY _____

TOOELE CITY LAND USE AUTHORITY

CITY ATTORNEY

APPROVED AS TO FORM THIS DAY OF _____ BY _____

TOOELE CITY ATTORNEY

COMMUNITY DEVELOPMENT APPROVAL

APPROVED AS TO FORM THIS DAY OF _____ BY _____

TOOELE CITY COMMUNITY DEVELOPMENT

COUNTY SURVEY DEPARTMENT

APPROVED THIS DAY OF _____ BY _____

TOOELE COUNTY SURVEY DEPARTMENT

COUNTY TREASURER APPROVAL

APPROVED AS TO FORM THIS DAY OF _____ BY _____

TOOELE COUNTY TREASURER

COUNTY HEALTH DEPARTMENT

APPROVED THIS DAY OF _____ BY _____

TOOELE COUNTY HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Land Surveyor and a member of the Utah Society of Professional Land Surveyors, do hereby certify that I am a duly Licensed Professional Land Surveyor and a member of the Utah Society of Professional Land Surveyors, and that I am the author of the foregoing plat, and that the same has been correctly surveyed and computed in accordance with the laws of the State of Utah, and that the same is a true and correct representation of the actual survey.

BOUNDARY DESCRIPTION

A parcel of land, situated in the Northeast Quarter of Section 32, Township 3 South, Range 4 West, Salt Lake Basin and Merridan, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the boundary right of way line of Canyon Road, said point being located South 89°11'00" West 201.15 feet along the Canyon Road line and North 89°11'00" West 100.85 feet from the East Quarter Section Monument representing the East Quarter Corner of Section 32, Township 3 South, Range 4 West, Salt Lake Basin and Merridan, and running:

North 50°47'00" West 151.15 feet along said boundary right of way line;
North 50°47'00" West 151.15 feet to a point on an existing fence line;
North 50°47'00" East 171.85 feet;
North 50°47'00" East 40.25 feet;
North 50°47'00" East 80.50 feet to said boundary line of Canyon Road and Point of Beginning.

Contains 15.981 square feet or 0.36 acres.

For Review

04/29/2026 1:14:40 PM

OWNER'S DEDICATION AND CONSENT TO RECORD

I, the undersigned, do hereby declare that the foregoing plat is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey.

**EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT**

The undersigned hereby dedicates to the public the right of way line of Canyon Road, said point being located South 89°11'00" West 201.15 feet along the Canyon Road line and North 89°11'00" West 100.85 feet from the East Quarter Section Monument representing the East Quarter Corner of Section 32, Township 3 South, Range 4 West, Salt Lake Basin and Merridan, and running:

North 50°47'00" West 151.15 feet along said boundary right of way line;
North 50°47'00" West 151.15 feet to a point on an existing fence line;
North 50°47'00" East 171.85 feet;
North 50°47'00" East 40.25 feet;
North 50°47'00" East 80.50 feet to said boundary line of Canyon Road and Point of Beginning.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, _____
COUNTY OF _____

On this _____ day of _____, A.D. 2026,
I, the undersigned, do hereby declare that the foregoing plat is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey, and that the same is a true and correct representation of the actual survey.

**EAST HALLS HOLLOW MINOR SUBDIVISION
FINAL PLAT**

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 32,
TOWNSHIP 3 SOUTH, RANGE 4 WEST,
SALT LAKE BASIN AND MERRIDAN,
TOOELE CITY, TOOELE COUNTY, UTAH

ENSIGN

TOOELE
2000 S. Tooele Blvd., Ste. 200
Tooele, UT 84074
Phone: 435.943.3000
WWW.ENSIGNENGINEERING.COM

TOOELE COUNTY RECORDER

RECORDED AS TO FORM THIS DAY OF _____ BY _____

TOOELE COUNTY RECORDER

CALL BEFORE YOU DIG
811
UTAH
CALL before you dig

CALL BEFORE YOU DIG
811 AT LEAST 14 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

BENCHMARK

WITNESS CORNER OF THE WEST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASIN AND MOUNTAIN, SALT LAKE COUNTY, UTAH

ELEVATION: 5327.20



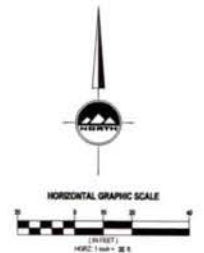
- GENERAL NOTES**

 - THE PLANS DESIGNED AS A FIRST APPROXIMATION OF NECESSARY MEASURES TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN NECESSARY PERMITS AND TO OBTAIN NECESSARY MEASURES TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO OBTAIN NECESSARY PERMITS AND TO OBTAIN NECESSARY MEASURES TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION.
 - CONSTRUCTED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT REMAINING MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, MEASURES CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND STABILIZATION MEASURES WILL BE INSTALLED WITHIN 14 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.
 - PERMANENTLY CEASED LAND WITHIN THE DESIGNATED AREA IS NOT TO BE RE-MAINTAINED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT PUNCTURE AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE BMP/FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLAN AND AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORMWATER PER PROJECT BMP/FOR.
 - A UPRID STORMWATER POLLUTION PREVENTION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- SCOPE OF WORK:**

PROVIDE INSTALL AND/OR CONSTRUCT THE FOLLOWING FOR THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

 1. INLET PROTECTION PER DETAIL 80-400
 2. SILT FENCE PER DETAIL 80-400
 3. PORTABLE TOILET PER DETAIL 80-400
 4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 70-400
 5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA
 6. SUGGESTED STOCKPILE AREA

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3050 N. Tenthon Way, Ste 250
Tooele, UT 84074
Phone: 435.843.3500

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

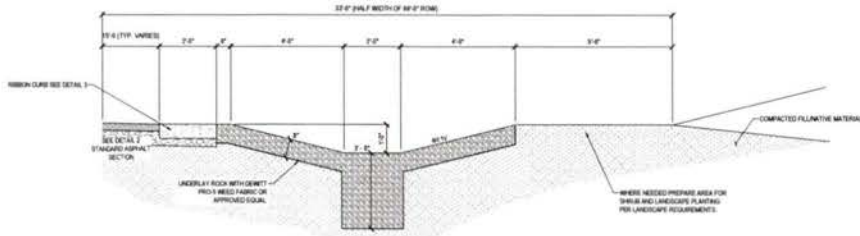
**EAST HALLS HOLLOW
MINOR SUBDIVISION**

**OLD CANYON ROAD
TOOELE CITY, UTAH**

**EROSION CONTROL
PLAN**

PROJECT NUMBER: 114481
DATE: 2025-04-27
DESIGNED BY: C. CHILDS
CHECKED BY: C. CHILDS

C-500

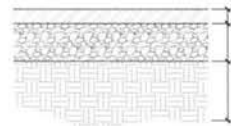


1 OLD CANYON SWELL CROSS SECTION

SCALE: NONE

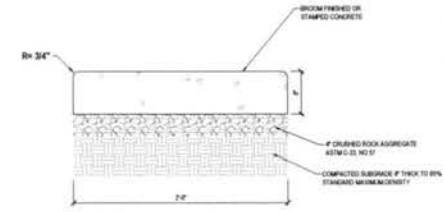
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE COMPACTED TO A MINIMUM OF 95% OF THE MINIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-99 OR OTHER METHOD OF COMPACTION WITH A MINIMUM OF 10% FREE WATER.
3. REMOVE SURFACE VEGETATION AND OTHER DELETTERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE

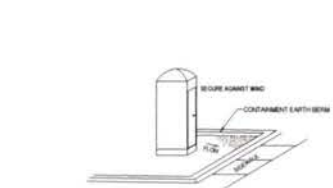


NOTES:

1. PROVIDE EXPANSION JOINT AT 30' MAX. U.S.C.
2. PROVIDE 7' SCORE AT 8' O.C.

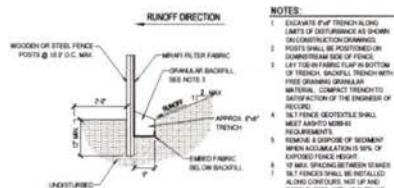
3 TYPICAL 24" CONCRETE RIBBON

SCALE: NONE



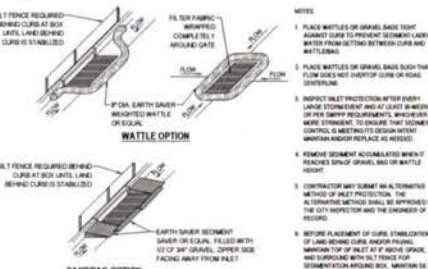
4 PORTABLE TOILET

SCALE: NONE



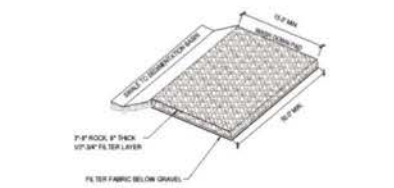
5 TEMPORARY SILT FENCE

SCALE: NONE



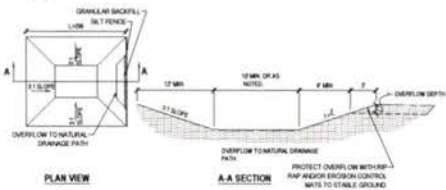
6 SAG INLET PROTECTION

SCALE: NONE



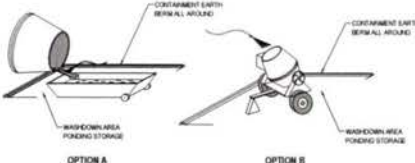
7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



8 TEMPORARY WASHDOWN SEDIMENTATION BASIN

SCALE: NONE



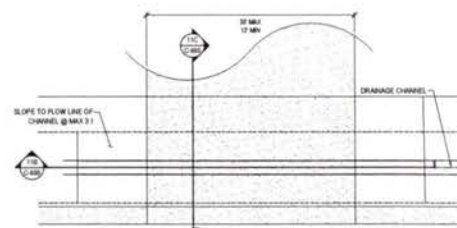
9 CONCRETE WASTE MANAGEMENT

SCALE: NONE



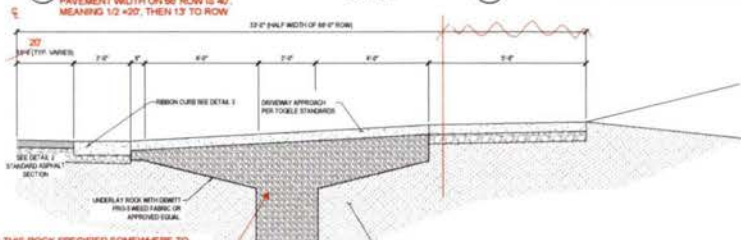
10 DRAINAGE SWALE

SCALE: NONE



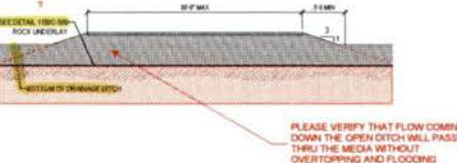
11A DRIVEWAY APPROACH

SCALE: NONE



11B DRIVEWAY APPROACH

SCALE: NONE



11C DRIVEWAY APPROACH

SCALE: NONE

EN SIGN
THE STANDARD IN ENGINEERING

TOLLETT
3950 N. Taubert Way, Ste 200
Exls. UT 84074
Phone: 435.843.3500

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.955.1453

RICHFIELD
Phone: 435.896.2963

WWW.ENSIGNENG.COM

FOR: KIM HALL
10 HERRIDGE DRIVE
TOLLETT, UTAH 84074

CONTACT: KIM HALL
PHONE: 801-838-9307

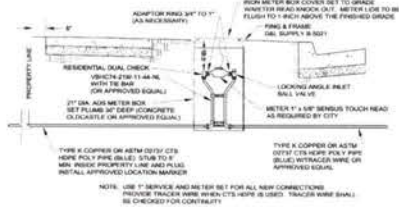
EAST HALLS HOLLOW
MINOR SUBDIVISION
OLD CANYON ROAD
TOLLETT CITY, UTAH



DETAILS

PROJECT NUMBER: 10004115-2350
DATE: 03/28/2021
PROJECT MANAGER: C. CHLOE
DESIGNED BY: C. CHLOE

C-600



RESIDENTIAL WATER METER



TEMPORARY WATER METER CONNECTION

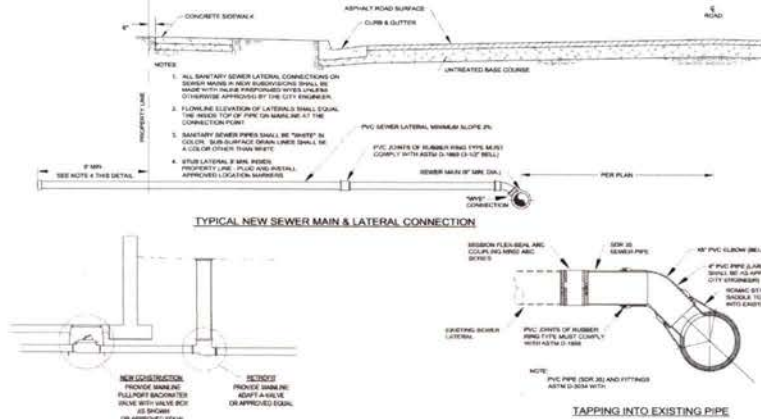


1" RESIDENTIAL WATER METER

Plan No. 521 R



SEWER LATERAL CONNECTION



TYPICAL NEW SEWER MAIN & LATERAL CONNECTION



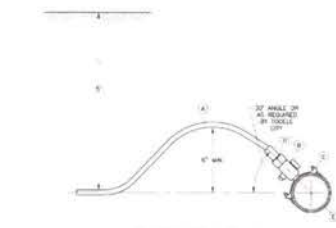
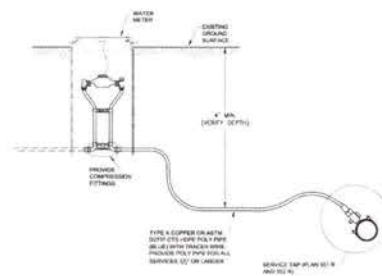
TAPPING INTO EXISTING PIPE

Plan No. 431 R



WATER SERVICE LINE

Plan No. 541 R



NOTE: DIRECT TAP TO PVC WATER LINE NOT ALLOWED

NO.	DESCRIPTION
A	TYPE A COPPER OR ASTM D1570 CTS HOPE POLY PIPE (BLUE) SUB TO 8\"/>
B	COMPRESSION STOP
C	DOUBLE BRASS SWAMP SADDLE (SLAMP)
D	COMPRESSION FITTING
E	WATER MAIN PIPE
F	MUGGER 600 POUND 300 PSI COMPRESSION VALVE WITH ANNA (SWAMP THREAD) (OR APPROVED EQUAL)

1/2" AND 1" SERVICE TAPS



Plan No. 551 R



TOOELE
3950 N Teesby Way, Ste 200
Erd, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.855.1453

RICHFIELD
Phone: 435.895.2983

WWW.ENSGNENG.COM

FOR: RAYHALL
10 HENRIKSE DRIVE
TOOELE, UT 84074
CONTACT: RAYHALL
PHONE: 801.428.9827

EAST HALLS HOLLOW
MINOR SUBDIVISION
OLD CANYON ROAD
TOOELE CITY, UTAH



DETAILS

DESIGNED BY: T14481
CHECKED BY: C. CHED
DATE: 2024.04.27
REVISION: C. CHED

C-601

EXHIBIT C

APPLICANT SUBMITTED INFORMATION

Zoning Map Amendment Application

Community Development Department
90 North Main Street, Tooele, UT 84074
(435) 843-2132 Fax (435) 843-2139
www.tooelecity.gov



Notice: The applicant must submit copies of the map amendment proposal to be reviewed by the City in accordance with the terms of the Tooele City Code. Once plans for a map amendment proposal are submitted, the plans are subject to compliance reviews by the various city departments and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the City Code and all other applicable City ordinances. All submitted map amendment proposals shall be reviewed in accordance with the Tooele City Code. Submission of a map amendment proposal in no way guarantees placement of the application on any particular agenda of any City reviewing body. It is **strongly** advised that all applications be submitted well in advance of any anticipated deadlines.

Project Information					
Date of Submission: August 20, 2026		Current Land Use MU-160 Designation: R1-7 W/Overlay		Proposed Land Use Eliminate Designation: Hillside Overlay	
Project Name: East Halls Hollow Minor Subdivision				Parcel #(s): 2-13-83, 2-13-89, 2-13-90 and 2-13-84	
Project Address: 695 S Main				Acres: 3.23 Acres	
Brief Project Summary: We would like to eliminate the hillside overlay zone for these parcels.					
Property Owner(s): Douglas Kinsman			Applicant(s): Ron Hall		
Address: 695 South Main Street			Address: 598 South Canyon Road		
City: Tooele	State: Utah	Zip: 84074	City: Tooele	State: Utah	Zip: 84074
Phone: 801-578-8887			Phone: [REDACTED]		
Contact Person: Douglas Kinsman			Address: Same		
Phone: 801-578-8887			City: Same	State: [REDACTED]	Zip: [REDACTED]
Cellular: [REDACTED]		Fax: [REDACTED]	Email: [REDACTED]		

*The application you are submitting will become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the city employee accepting this information. Tooele City does not currently share your private, controlled or protected information with any other person or government entity.

Note to Applicant:

Land Use Map designations are made by ordinance. Any change Land Use Map designation is an amendment the ordinance establishing that map for which the procedures are established by city and state law. Since the procedures must be followed precisely, the time for amending the map may vary from as little as 2½ months to 6 months or more depending on the size and complexity of the application and the timing.

For Office Use Only			
Received By: Jade	Date Received: 8/21/26	Fees: \$1,320.00	App. #: 885838

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Ron Hall, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

Ron Hall
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 20 day of August, 2026



Staci Maloney
(Notary)
Residing in Tooele County, Utah
My commission expires: June 26, 2027

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH }
 }ss
COUNTY OF TOOELE }

I/we, Douglas Knesman, being duly sworn, depose and say that I/we am/are the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I/we also acknowledge that I/we have received written instructions regarding the application for which I/we am/are applying and the Tooele City Community Development Department staff have indicated they are available to assist me in making this application.

Douglas Knesman
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 20 day of August, 2026



Staci Maloney
(Notary)

Residing in Tooele County, Utah
My commission expires: June 26, 2027

AGENT AUTHORIZATION

I/we, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s), _____, to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 20__, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)
Residing in _____ County, Utah
My commission expires: _____

Zoning Map?

1. What is the present zoning of the property? The current zoning of the property is MU-160 and R1-7 with a sensitive hillside overlay zone.
2. Explain how the proposed zoning is consistent with the current land use designation. We would like to eliminate the hillside overlay zone with this property, as the parcels to the north is currently built out. The property to the east is owned by Tooele city and will never be built on. The property to the south is an existing subdivision and does not have the hillside overlay zone. The property north and west of SR 36 is currently zoned R1-7 and does not have any hillside overlay zone.
3. Explain how the proposed zoning is similar or compatible to the current zoning in the surrounding area. as the parcels to the north is currently built out, the hillside overlay does not and will not ever apply. The property to the east is owned by Tooele city and will never be built on, therefore the hillside overlay does not and will not ever apply. The property to the south is an existing subdivision and does not have the hillside overlay zone. The property north and west of SR 36 is currently zoned R1-7 and does not have any hillside overlay zone.
4. Explain how the proposed zoning is suitable for the existing uses of the subject property(s). The property that is in discussion is surrounded by either currently built out land or subdivisions or property owned by Tooele City. None of which has been built on with the existing Hillside overlay zone.
5. Explain how the proposed zoning promotes the goals and objectives of Tooele City?

General Plan Map?

1. What is the present land use designation of the subject property(s)?
2. Explain how the proposed land use designation is similar or compatible with the other land use designations in the surrounding area.
3. What do you anticipate the land being used for?
4. Explain how the proposed land use designation would affect property, surrounding properties, and Tooele City.
5. Explain how the proposed land use designation promotes the goals and objectives of Tooele City.

1



FEES	TOOLE COUNTY RECORDER
------	-----------------------

EMPLOYEE'S SIGNATURE: _____
 I, _____, CONTRACTOR, SUPERVISOR AND/OR INSTRUMENTS, APPROVE THE PLAT HEREIN TO CONTRACT
 THE PLAT FOR THE PURPOSES OF THE CITY OF CHICAGO. THE UNDERSIGNED HEREBY WARRANT AND AGREE
 EMPLOYEE HAS READ THIS CONTRACT, AN ELECTRONIC AGREEMENT (HEREIN, OR ANY INSTRUMENTS HEREIN
 OR ANY INSTRUMENTS OF LAND, AND HEREBY ACCEPTS AND AGREES TO THE UNDERSIGNED'S OBLIGATION TO
 THE PLAT, AND (2) GUARANTEES THE TERMS OF SAID CONTRACT(S) TO BE TRUE, ACCORDING TO THE CITY OF CHICAGO
 AND SAID EMPLOYEE.

APPROVED THIS _____ DAY OF _____ IN _____

QUESTIONS GO TO CONTRACTOR OR EMPLOYEE'S SUPERVISOR

DATE _____

TITLE _____

APPROVED THIS _____ DAY OF _____ 20____
BY THE TOOLEE CITY LAND-USE AUTHORITY

TOOLEE CITY PUBLIC WORKS DIRECTOR

TOOLEE CITY ENGINEER

TOOLEE CITY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ 20____

BY THE TIOCKLE COUNTY HEALTH DEPARTMENT

TIOCKLE COUNTY HEALTH DEPARTMENT

TOOLEE COUNTY RECORDER	
RECORD# _____	
STATE OF UTAH COUNTY OF TOOLEE, RECORDED AND FILED AT THE	
REQUEST OF _____	
DATE _____	TIME _____
FEES _____	TOOLEE COUNTY RECORDER

RE-ZONE BOUNDARY DESCRIPTION

Exhibit A

A parcel of land, situate in the Northeast Quarter of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Utah, more particularly described as follows:

Beginning at a point near an existing fence line located South 89°11'48" West 2261.14 feet along the Quarter Section line and North 0°48'12" West 933.77 feet from the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running;

thence South 64°13'06" West 31.84 feet generally along said fence line;

thence South 57°10'56" West 176.00 feet to a point on the Easterly line of Canyon Rim Estates Ph. 1, Lot 18 Amended which is recorded under Entry No. 281226 in the office of the Tooele County Recorder;

thence North 9°0'0" West 33.00 feet along said amended subdivision line;

thence North 78°21'00" West 213.75 feet along and beyond said amended subdivision line to and along the Northerly line of Canyon Rim Estates which is recorded under Entry No. 100636 in the office of the Tooele County Recorder;

thence North 63.97 feet along said Northerly subdivision line to the Southeasterly right-of-way line of SR-36;

thence North 57°14'00" East 370.35 feet along said right-of-way line;

thence Northeasterly 93.74 feet along said right-of-way line and the arc of a 1,687.02 feet radius tangent curve to the left (center bears North 32°46'00" West and the long chord bears North 55°38'29" East 93.73 feet through a central angle of 03°11'01") to a point on the Southerly line of a parcel having the Entry No. 243857 which is under Book 2, Page 509 as recorded in the office of the Tooele County Recorder;

thence South 40°33'26" East 70.90 feet along said Southerly line;

thence South 78°29'46" East 111.46 feet along said Southerly line;

thence South 83°54'33" East 100.73 feet along said existing fence line to a point on the Westerly right-of-way line of Canyon Road;

thence South 4°48'04" West 48.63 feet along said right-of-way line;

thence South 2°24'47" West 214.20 feet along said right-of-way line;

thence North 61°58'12" West 137.45 feet to an existing fence line;

thence North 86°58'31" West 108.74 feet along said fence line to an existing fence corner;

thence South 64°13'06" West 11.30 feet generally along said fence line;; to the Point of Beginning.

Contains 140,599 square feet or 3.23 acres.



EXHIBIT C

DRAFT PLANNING COMMISSION MINUTES

**Tooele City Planning Commission
Business Meeting Minutes**

Date: September 9, 2026

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Planning Commissioners Present:

Melanie Hammer

Chris Sloan

Jon Proctor

Tyson Hamilton

Weston Jensen

Kelley Anderson

Sarah Faircloth, Alternate

Absent:

Amanda Cordova

Frank Linford, Alternate

Council Member Liaisons:

Jon Gossett

Ed Hansen

Staff Present:

Andrew Aagard, Community Development Director

Anna Anglin, City Planner

Matt Johnson, City Attorney

Paul Hansen, City Engineer

Teresa Young, Clerk/Minutes Composition

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Hamilton opened the meeting at and led the Pledge of Allegiance.

Chairman Hamilton provided a quick announcement for applicants, the public, and everyone involved: "There has been a significant increase in fraudulent phishing requests using information from public notices related to Planning Commission meetings. Please be aware that Tooele City only collects fees at the time of application submittal and will never request additional payments via wire transfer. All official emails from Tooele City will end in @tooelecity.gov. If you receive a payment request from any other email after submitting your application, it is fraudulent. Do not send money, and please contact the Tooele City Community Development Department immediately to report it. Stay vigilant and protect your information and assets."

2. Roll Call

Melanie Hammer, Present
Chris Sloan, Present
Jon Proctor, Present
Sarah Faircloth, Present
Weston Jensen, Present
Kelley Anderson, Present
Tyson Hamilton, Present

Chairman Hamilton advised that agenda Item No. 7, the Perry Homes Compass Point Village subdivision proposal, was not ready for consideration. At the applicant's request, the item was removed from the agenda and is anticipated to be heard at a future public meeting.

3. **Public Hearing and Recommendation on a request for a Zoning Map Amendment to remove the Sensitive Area Overlay from three parcels located at approximately 695 South Main Street and 598 South Canyon Road on a combined total of 2.02 acres located in the Open Space & MU-160 Multiple Use Zones and the R1-7 Residential zoning district.**

Ms. Anglin presented a request to remove the sensitive area overlay from approximately 2.02 acres located near 600 South Canyon Road and 695 South Main Street. The properties have R17, MU-160, and Open Space zoning, with the underlying zoning remaining unchanged. The applicant stated that removing the overlay would facilitate a proposed subdivision on the Canyon Road property.

Ms. Anglin explained that removal of the overlay would not eliminate other development requirements. Geotechnical, drainage, grading, access, foundation, slope, and other site-specific issues would continue to be reviewed through the subdivision and development process. Portions of the property have slopes exceeding 30%, and the Canyon Road parcel has undergone significant excavation without the required permits. Staff recommended that any necessary geotechnical reports, slope analyses, or engineering studies identified through DRC review be completed before development.

The properties are designated Medium Density Residential (MDR) on the General Plan, and the proposed single-family residential use is generally consistent with that designation. One property also contains areas within a floodplain.

Commissioner Proctor asked about drainage concerns in the area. Mr. Hansen, City Engineer explained that drainage and the existing FEMA channel, which carries overflow from Settlement Canyon Reservoir, would be evaluated during the development review process. Any development within the floodplain or modifications to the FEMA channel would require the appropriate FEMA approval.

Ms. Anglin emphasized that the Planning Commission's action would be a recommendation to the City Council, which will make the final decision on the zoning map amendment.

Chairman Hamilton opened the public hearing at 7:09 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:09 p.m.

Chairman Hamilton invited the applicant to provide any additional comments; the applicant had none.

Motion: Commissioner Anderson moved to forward a positive recommendation to the City Council for the East Hall's Hollow Zoning Map Amendment Request by Ronald Hall and Douglas Kinsman to remove the sensitive Area Overlay from the subject properties, application number 2026068, based on the findings listed in the Staff Report dated September 3, 2026. Commissioner Jensen seconded the motion.

Commissioner Sloan asked whether there were any additional findings of fact to be considered beyond those recommended by staff. Commissioner Anderson confirmed that he was satisfied with the listed findings and noted that the site-specific engineering requirements were particularly important to him. Chairman Hamilton confirmed with Commissioner Jensen that he remained in agreement with the second. No further discussion was held before the vote.

The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

4. **Public Hearing and Decision to consider a Conditional Use Permit request by Steve Laird, property owner, to allow construction of a detached garage that would cause the total lot coverage of accessory buildings to exceed the maximum 8% permitted by the zoning ordinance. The subject property is located at 576 Park Hill, consists of approximately 0.45 acres, and is zoned R1-12 Single-Family Residential.**

Ms. Anglin presented a conditional use permit application from Stephen Laird to construct a detached garage of approximately 1,587 square feet. An existing 100-square-foot detached shed is also located on the property, resulting in approximately 8.6% detached accessory structure coverage, which exceeds the 8% maximum allowed by City Code and requires a conditional use permit.

Ms. Anglin advised that the proposed garage would be located in the rear yard west of the residence and would comply with required setbacks, public utility easements, and the required six-foot separation from the primary dwelling. Although the detached accessory structures exceed the 8% accessory structure coverage limitation, the overall lot coverage would remain well below the 35% maximum permitted in the R1-12 zone, with approximately 24% total lot coverage.

Ms. Anglin reviewed the surrounding neighborhood and noted that detached garages and accessory structures of varying sizes are common in the area. Planning Staff did not anticipate significant adverse impacts to neighboring properties. Planning Staff recommended approval of the conditional use permit, subject to the two conditions outlined in the staff report, including limiting total detached accessory structure coverage to 9% and requiring the proposed garage to complete the standard building permit and inspection process.

During discussion, Commissioner Sloan clarified that the applicant is his next-door neighbor but stated that he did not have a conflict of interest and would not receive any benefit from the application. No other questions or concerns were raised.

Chairman Hamilton opened the public hearing at 7:16 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:16 p.m.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit Request by Steven

Laird, for the purpose of permitting a detached accessory structure to exceed the 8% total lot coverage restrictions, application number 2026067, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026. Commissioner Hammer seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

5. **Public Hearing and Decision to consider a Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A Restaurants, to authorize the use of an "Accessory Drive Through Facility" for property located at approximately 967 North Main Street on approximately 1.67 acres in the GC General Commercial zoning district.**

Ms. Anglin presented a conditional use permit application for a proposed Chick-fil-A restaurant with an accessory drive-through facility at approximately 967 North Main Street. The approximately 1.6-acre property is currently vacant and is located in the GC (General Commercial) Zone, with a Regional Commercial designation in the General Plan.

She clarified that the conditional use permit request is specifically for the drive-through facility and does not constitute approval of the final site plan, landscaping, engineering, or building plans, which will be reviewed through the City's site plan and permitting processes.

The proposed development would utilize an existing shared driveway easement south of the property, providing connections to Main Street and 1000 North. No direct access to a public street is proposed. The preliminary site plan includes two access points and a two-lane drive-through with circulation generally operating counterclockwise around the building. Staff noted that the applicant has submitted a maintenance agreement for the shared access.

Planning Staff recommended approval subject to the findings and conditions outlined in the staff report, including compliance with applicable engineering, public works, building, and fire requirements; maintenance of the shared access easement; and the ability to require supplemental landscaping if necessary to mitigate impacts associated with the drive-through. Planning Staff determined that the proposal is consistent with the General Plan and surrounding zoning and that the proposed conditions would mitigate reasonably anticipated detrimental effects.

Chairman Hamilton opened the public hearing at 7:21 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:22 p.m.

Jeremiah Cover, 4G Development, introduced himself and Sabrina Wright, representing Chick-fil-A. He stated that they were excited about the project and available to answer any questions from the Planning Commission.

The Planning Commission had no questions for the applicant. Chairman Hamilton then brought the item back to the Planning Commission for any additional questions, comments, or concerns.

Motion: Commissioner Proctor moved to approve the Conditional Use Permit request by Kevin Watson, representing Chick-Fil-A, Inc, to authorize an "Accessory Drive Thru Facility" for the commercial development located at 967 N. Main Street, application number 2026063, based on the finding and subject to the conditions listed in the Staff Report dated September 1, 2026.

Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, "Aye"; Commissioner Sloan, "Aye"; Commissioner Proctor, "Aye"; Commissioner Faircloth, "Aye"; Commissioner Jensen, "Aye"; Commissioner Anderson, "Aye"; and Chairman Hamilton, "Aye". The motion passed 7-0.

6. **Public Hearing and Decision to consider a Conditional Use Permit request by Steve Mros, representing Awesome Auto Repair, to authorize the use of "Automobile Repair" to occur at the property located at 310 East 2000 North in the General Commercial (GC) zoning district on .73 acres.**

Ms. Anglin presented a conditional use permit application for automobile service and repair at an existing commercial property in the GC (General Commercial) Zone. The property has accommodated various commercial uses and is designated Light Industrial in the General Plan. Staff noted that the surrounding area contains a mix of commercial and industrial zoning and that automobile service and repair is also permitted in the Light Industrial districts. Planning Staff determined that the proposed use is compatible with the surrounding zoning, General Plan designation, and existing development pattern.

The site has existing parking areas and access from 2000 North and Progress Way. Planning Staff identified vehicle storage as a potential concern and recommended that vehicles awaiting repair, particularly those remaining on-site for extended periods, be stored within the existing fenced area at the rear of the property to minimize visibility. Planning Staff also recommended providing adequate off-street parking, including at least one ADA-compliant parking stall, and ensuring that any new lighting minimizes glare and light pollution, particularly for traffic along SR 36.

Planning Staff determined that the reasonably anticipated impacts could be adequately mitigated through the three proposed conditions and recommended approval of the conditional use permit.

During discussion, Commissioner Sloan asked whether the accessible parking requirement referred to an ADA-compliant stall, which Ms. Anglin confirmed. Commissioner Anderson asked where vehicles awaiting repair would be stored and whether they would be visible from the street. Ms. Anglin explained that long-term vehicle storage would be required to remain behind the existing fence at the rear of the property. The Planning Commission discussed the property's existing topography and screening and noted that vehicles are not readily visible from the street. Ms. Anglin clarified that the vehicle-storage condition was intended to address situations involving vehicles that may remain on-site for an extended period while awaiting parts or repairs.

Chairman Hamilton opened the public hearing at 7:29 p.m. Seeing no members of the public coming forward, Chairman Hamilton closed the public hearing at 7:29 p.m.

Steve Mros, the applicant, addressed the Planning Commission and stated that he was available to answer questions regarding the proposed use. In response to a question from the Planning Commission, Mr. Mros clarified that the proposal was an addition rather than a relocation.

Mr. Mros explained that the business had grown quickly and that the additional space was needed to accommodate the growth. He stated that the business did not anticipate adding significant lighting, as its existing security system provides adequate nighttime security. He also indicated that signage would consist of downward-facing, drop-lit signs. He confirmed that vehicles awaiting repair would be stored toward the rear of the property and not in front of the building.

Mr. Mros asked for clarification regarding the required accessible parking stall. Planning Staff explained that the requirement was for an ADA-compliant parking space and advised that the space must meet applicable ADA requirements, including any required dimensions, markings, and signage.

No further questions were raised by the Commission.

Motion: Commissioner Jensen moved to approve the Conditional Use Permit request by Steve Mros, to authorize the use of “Automobile Service and Repair” to occur at the subject property, application number 202669, based on the findings and subject to the conditions listed in the Staff Report dated September 1, 2026. Commissioner Sloan seconded the motion. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Aye”; and Chairman Hamilton, “Aye”. The motion passed 7-0.

7. **Decision on a Preliminary Subdivision Plan request by Perry Homes, Inc., for the Compass Point Village 5 subdivision proposed to be located at 3072 N 400 West consisting of 181 residential lots on 21.75 acres in the Compass Point RSD zoning district.**

Chairman Hamilton reminded the Planning Commission and the public that Item No. 7 had been stricken from the agenda pending completion of the applicant’s work on the item.

8. **City Council Reports**

Councilman Gossett reported that the City Council recently approved architectural standards for commercial development, noting that the Planning Commission’s questions and feedback helped refine the standards before they were presented to the City Council.

He also reported that the City is investing millions of dollars in improvements to the wastewater facility. Additionally, the Compass Point Commercial Special District (CSD) was approved. Councilman Gossett also noted that the City Council approved an increase to the Planning Commission members’ compensation for attending meetings. He thanked staff and the Planning Commission for their work and contributions to these items.

9. **Review and Decision – August 26, 2026 Planning Commission Meeting Minutes.**

There were no corrections to the minutes.

Commissioner Proctor moved to approve the August 26, 2026 Planning Commission Meeting Minutes. Commissioner Hammer seconded the minutes. The vote was as follows: Commissioner Hammer, “Aye”; Commissioner Sloan, “Aye”; Commissioner Proctor, “Aye”; Commissioner Faircloth, “Aye”; Commissioner Jensen, “Aye”; Commissioner Anderson, “Nay”; and Chairman Hamilton, “Aye”. The motion passed 6-1.

10. **Adjourn**

Chairman Hamilton adjourned the meeting at 7:36 p.m.

Note: The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this _____ day of September, 2026

Tyson Hamilton, Tooele City Planning Commission Chair